REDGUM BROOK ESTATE LOCAL DEVELOPMENT PLAN LOT 939

PINGARING COURT

GENERAL PLANNING REQUIREMENTS

THE PURPOSE OF THIS LOP IS PRIMARILY TO REFLECT THE REQUIREMENTS OF THE ACOUSTIC REPORT PREPARED BY HERRING STORER ACOUSTICS DATED 3rd JUNE 2020

R CODING

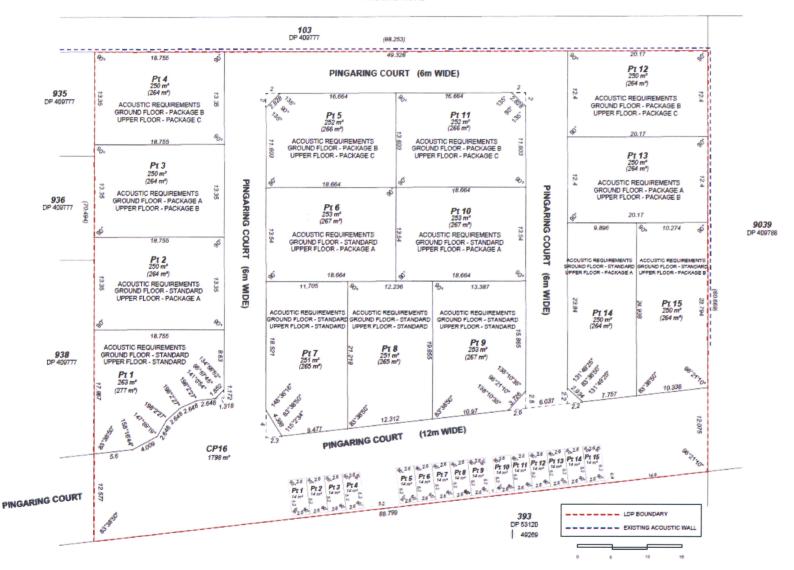
THE RESIDENTIAL DESIGN CODE APPLYING TO THESE LOTS IS CODED R30.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

THE SCHEME AND RESIDENTIAL DESIGN CODES ARE VARIED AS DESCRIBED IN THESE NOTATIONS

THE REQUIREMENTS OF THE SCHEME AND RESIDENTIAL DESIGN CODES SHALL BE SATISFIED IN ALL OTHER MATTERS, HOWEVER WHERE A REQUIREMENT IS SILENT ON THE LDP, THE REQUIREMENTS OF THE RESIDENTIAL DESIGN

THOMAS ROAD



1, QUIET HOUSE DESIGN REQUIREMENTS

THE RESIDENCES TO BE CONSTRUCTED ON THE SUBJECT LOT(S) ARE TO BE DESIGNED TO COMPLY WITH THE FOLLOWING 'QUIET HOUSE' CRITERIA:

WITH THE FOLLOWING QUIET HOUSE CRITERIA:
- EXTERNAL WALLS SHALL BE OF DOUBLE BRICK CONSTRUCTION
- CASEMENT OR AWNING WINDOWS WITH EXPOSURE TO THOMAS ROAD TO BE PROVIDED WITH COMPRESSIVE SEALS.

- GROUND FLOOR GLAZING TO BEDROOMS WITH EXPOSURE TO THOMAS ROAD TO BE CASEMENT TYPE WINDOWS WITH 6.38mm THICK LAMINATED GLASS OTHER LIVING SPACES WITH EXPOSURE TO THOMAS ROAD TO BE CASEMENT OR AWNING TYPE WINDOWS WITH MINIMUM OF 6mm GLASS - EAVES TO BE ENCLOSED USING 6mm THICK COMPRESSED CEMENT SHEETING OR EQUIVALENT. - OUTDOOR LIVING AREAS FOR ALL LOTS REQUIRING PACKAGE RIQUIET HOUSE DESIGN REQUIREMENTS MUST BE LOCATED ON THE SOUTHERN BOUNDARY OF THE LOT. OR SCREENED USING A SOLID CONTINUOUS FENCE OR OTHER STRUCTURE OF MINIMUM 2.4 METRES HEIGHT ABOVE GROUND LEVEL. AS PER THE REQUIREMENTS OF THE ACOUSTIC REPORT & STATE PLANNING POLICY 5.4

PLANNING FOLICY 5.4

- SLIDING DOORS FROM LIVING SPACES TO AN OUTDOOR AREA WITH EXPOSURE TO THOMAS ROAD

ARE ACCEPTABLE, PROVIDED THE SLIDING DOORS HAVE SEALS AND OVERLAPPING MEETING STYLES. - SLIDING DOORS TO BEDROOMS WITH EXPOSURE TO THOMAS ROAD ARE NOT ACCEPTABLE ROOFS TO BE COLORBOND (OR EQUIVALENT) WITH MINIMUM 50mm ANTICON, WITH CEILINGS OF 13mm PLASTERBOARD TO BEDROOMS AND MINIMUM R2,5 INSULATION LAID OVER THE TOP. R4.1 CEILING INSULATION IS ALSO ACCEPTABLE

-ALTERNATIVE MEASURES ARE ACCEPTABLE PROVIDED THEY ARE SUPPORTED BY A REPORT PREPARED BY A RECOGNISED ACOUSTIC CONSULTANT.

GROUP HOUSING SITE R30 939 PINGARING COURT

Exposure Category	Orientation to corridor	Acoustic ratings					Mechanical ventilation/air conditionin considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
A Quiet House A	Facing	Bedroom and Indoor Living and work areas Rw + Ctr 45dB	Bedrooms: > R _w +C _w 28dB Indoor Living and work areas: > R _w +C _w 25dB	Bedrooms: Window size dependant Minimum R _* +C ₀ :28 dB Indoor Living and work areas Window size dependant Minimum R _* +C ₀ :25 dB	> R _m +C _v 35dB	At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened	 Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 4048 into sensitive spaces
	Side On		Bedrooms → R _a +C ₀ · 25d8 Indoor Using and work areas: → R _a +C ₀ · 22dB	Bedrooms: Window size dependent Minimum R _m -C _m 25 dB Indoor Living and work sreas Window size dependent Minimum R _m -C _m 22 dB		using a solid continuous fence or other structure of minimum 2 metres height above ground level	
	Opposite		No specific requirements	No specific requirements			
B Quiet House B	Facing	Bedroom and indoor living and work areas R _n +C _e 50dB	Bedrooms ➤ R _a +C _p 31dB Indoor Living and work sress: ➤ R _a +C _p 28dB	Bedrooms: Window size dependent Minimum R _a +C _b 31 dB Indoor Living and work areas Window size dependent Minimum R _a +C _b 28 dB	> R _w +C _{tr} 35dB	At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one	Acoustically rated openings and ductwork to provide a minimum sound reduction performance of flw 40dB into sensitive spaces
	Side-On		Bedrooms Ru+Cr_28dB Indoor Living and work stees: Ru+Cr_28dB	Bedrooms: Window size dependent Minimum R _u +C _v 28 dB Indoor Living and work areas Window size dependent Minimum R _u -C 25 dB		ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level	
	Opposite		Bedrooms → R _u +C _v 25dB Indoor Living and work areas: → R _u +C _v 25dB	Bedrooms: Window size dependent Minimum R _u +C _v 25 dB Indoor Living and work areas Window size dependent Minimum R _u +C _v 22 dB			
C Julet House C	Facing	Bedroom and Indoor living and work areas Ru+Ct, 50dB	Bedrooms No External doors to bedrooms facing the corridor Indoor Living and work areas Rw+Ctr 316B	Bedrooms: Window size dependent Minimizum R _w -C _w , 31 dB) Indoor Living and work areas Window size dependant Minimizum R _w -C _c , 31 dB	> R _{ar} +C _r 40dB	At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living	Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces.
	Side-on		Bedrooms ➤ R _a +C ₇ 31dB Indoor Living and work arees ➤ R _a +C ₇ 28dB	Bedrooms: Window size dependent > Minimum R _x +C _x , 31 dB Indoor Living and work areas Window size dependent > Minimum R _x +C _x 28 dB		area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level	
	Opposite		Bedrooms: \(R_u + C_b \) ZBdB Indoor Living and work areas: \(R_u + C_b \) ZBdB	Bedrooms: Window size dependant Minimum R _a +C _a 28 dB Indoor Living and work areas Window size dependant Minimum R _a +C _a 25 dB			

Local Development Plan approved pursuant to Schedule 2, Part 6, Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015

Authorised Officer: Majmoire

Date: 11/11/2021

LOCAL DEVELOPMENT PLAN REDGUM BROOK ESTATE LOT 939 PINGARING COURT SHIRE OF SERPENTINE-JARRAHDALE PREPARED FOR AD PROPERTY DEVELOPMENTS PTY LTD

Pavements diagrammatic only

